

104.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

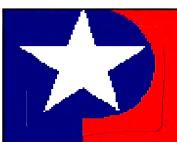
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,087,400 / 1,087,400

USE VALUE: 1,087,400 / 1,087,400

ASSESSED: 1,087,400 / 1,087,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 40 |        | FOX MEADOW LN, ARLINGTON |

## OWNERSHIP

Unit #:

|                                    |  |
|------------------------------------|--|
| Owner 1: KESNER SAMUEL BENJAMIN    |  |
| Owner 2: KESNER JESSICA EISENSTEIN |  |
| Owner 3:                           |  |

Street 1: 40 FOX MEADOW LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: POWERS CHRISTOPHER--ETAL -

Owner 2: POWERS JANICE F -

Street 1: 40 FOX MEADOW LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .246 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 3094 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R0   | LARGE LOT   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 10705       | Sq. Ft.            | Site      |           |           | 0          | 70.        | 0.69 | 4     |             |           |        |   |        |   |        |   | 518,805         |           |   |           |        |      | 518,800   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code |  |  |  |  |  |  | Land Size |  | Building Value |  | Yard Items |  | Land Value |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|----------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101      |  |  |  |  |  |  | 10705.000 |  | 567,100        |  | 1,500      |  | 518,800    |  | 1,087,400   |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  |                   |  |  |  |           |  |

|  |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
|--|-------------------|---------------------------|-------------------------|----------------------|----------|-----------|---------|-------------------|------------|-------|------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>              |                   |                           |                         | <b>BATH FEATURES</b> |          |           |         | <b>COMMENTS</b>   |            |       |      | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 5 - Cape                           | 2                 | Rating: Very Good         |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Sty Ht: 1T - 1 & 3/4 Sty                 | 1                 | A Bath: 1                 | Rating: Very Good       |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| (Liv) Units: 1                           | Total: 1          | 3/4 Bath:                 | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Foundation: 1 - Concrete                 |                   | A 3QBth:                  | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Frame: 1 - Wood                          |                   | 1/2 Bath: 1               | Rating: Very Good       |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Prime Wall: 1 - Wood Shingle             |                   | A HBth:                   | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Sec Wall: 2 - Clapboard                  | 15 %              | OthrFix:                  | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Roof Struct: 1 - Gable                   |                   | <b>OTHER FEATURES</b>     |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl             |                   | Kits: 1                   | Rating: Very Good       |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Color: GREEN                             |                   | A Kits:                   | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| View / Desir:                            |                   | Frl:                      | Rating:                 |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>               |                   |                           |                         | WSFlue:              | Rating:  |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Grade: B - Good (-)                      |                   | <b>CONDOS INFORMATION</b> |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Year Blt: 1950                           | Eff Yr Blt:       | Location:                 |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Alt LUC:                                 | Alt %:            | Total Units:              |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Jurisdct: G12                            | Fact: .           | Floor:                    |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Const Mod:                               |                   | % Own:                    |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Lump Sum Adj:                            |                   | Name:                     |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>              |                   |                           |                         | <b>DEPRECIATION</b>  |          |           |         | <b>REMODELING</b> |            |       |      | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Avg Ht/FL: STD                           |                   | Phys Cond: VG - Very Good | 4.6 %                   | Exterior:            |          | No Unit   | RMS     | BRS               | FL         |       |      |                      |      |       |            |            |              |
| Prim Int Wal 1 - Drywall                 |                   | Functional:               | %                       | Interior:            |          | 1         | 8       | 3                 |            |       |      |                      |      |       |            |            |              |
| Sec Int Wall:                            | %                 | Economic:                 | %                       | Additions: 2001      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Partition: T - Typical                   |                   | Special:                  | %                       | Kitchen:             |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Prim Floors: 3 - Hardwood                |                   | Override:                 | %                       | Baths:               |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Sec Floors:                              | %                 | Total:                    | 4.6 %                   | Plumbing:            |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete                 |                   |                           |                         | Electric:            |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Subfloor:                                |                   |                           |                         | Heating:             |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Bsmnt Gar:                               |                   |                           |                         | General:             |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Electric: 3 - Typical                    |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Insulation: 2 - Typical                  |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Int vs Ext: S                            |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Heat Fuel: 1 - Oil                       |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Heat Type: 3 - Forced H/W                |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| # Heat Sys:                              |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| % Heated: 100                            | % AC:             |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Solar HW: NO                             | Central Vac: NO   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| % Com Wal                                | % Sprinkled       |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>                       |                   |                           |                         | Make:                | Model:   | Serial #: |         | Year:             | Color:     |       |      |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>PARCEL ID</b> 104.0-0002-0013.0       |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Code                                     | Description       | A                         | Y/S                     | Qty                  | Size/Dim | Qual      | Con     | Year              | Unit Price | D/S   | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19                                       | Patio             | D                         | Y                       | 1                    | 12X19    | A         | AV      | 2002              | 3.89       | T     | 13.6 | 101                  |      |       | 800        |            | 800          |
| A2                                       | WOOD SHD          | D                         | Y                       | 1                    | 8X12     | A         | AV      | 2002              | 8.08       | T     | 13.6 | 101                  |      |       | 700        |            | 700          |
| More: N                                  | Total Yard Items: | 1,500                     | Total Special Features: |                      |          |           |         |                   | Total:     |       |      |                      |      |       | 1,500      |            |              |
| <b>SKETCH</b>                            |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
|  |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>SUB AREA</b>                          |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>SUB AREA DETAIL</b>                   |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Code                                     | Description       | Area - SQ                 | Rate - AV               | Undepr Value         | Sub Area | % Usbl    | Descrip | % Type            | Qu         | # Ten |      |                      |      |       |            |            |              |
| FFL                                      | First Floor       | 1,384                     | 119.410                 | 165,268              | BMT      | 100       | RRM     |                   | 50         | A     |      |                      |      |       |            |            |              |
| BMT                                      | Basement          | 1,368                     | 47.470                  | 64,935               |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| TQS                                      | 3/4 Story         | 1,026                     | 119.410                 | 122,518              |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| GAR                                      | Garage            | 240                       | 25.410                  | 6,099                |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| WDK                                      | Deck              | 240                       | 10.170                  | 2,440                |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| OPF                                      | Open Porch        | 24                        | 44.000                  | 1,056                |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Net Sketched Area: 4,282                 |                   |                           |                         | Total: 362,316       |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| Size Ad                                  | 2410              | Gross Area                | 4624                    | FinArea              | 3094     |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>IMAGE</b>                             |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
| <b>AssessPro Patriot Properties, Inc</b> |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |
|  |                   |                           |                         |                      |          |           |         |                   |            |       |      |                      |      |       |            |            |              |